



46 TAYLOR CRESCENT  
WESTWARD HO! BIDEFORD, DEVON, EX39 3FA

£399,950

Set within the established Deer Park development, 46 Taylor Crescent offers a superb blend of modern family comfort and coastal living. Built by Wain Homes in 2019, this well-presented four bedroom detached home occupies a generous plot with a double garage and private driveway.

Inside, the layout is ideal for family life - a bright dual-aspect lounge provides space to relax, while the open-plan kitchen and dining area creates a natural hub for everyday living and entertaining.

The kitchen is fitted with a good range of cupboards and drawers, built-in appliances, and French doors opening directly onto the garden. A practical utility room adds everyday convenience.

Upstairs there are four well-proportioned bedrooms, including a master with en-suite shower room. The family bathroom features both a bath and a separate shower enclosure.

Outside, the west-facing garden is a standout feature - thoughtfully landscaped with a large lawn, patio area and timber storage shed. The rear section of the double garage has been converted into a flexible garden room, ideal as a home office, gym, or playroom.





The property lies within easy reach of Westward Ho! village, renowned for its long sandy beach, Pebble Ridge, and wide choice of cafés, bars, and restaurants. The South West Coast Path at Kipling Tors is close by, providing stunning coastal walks and views across the bay - the perfect setting for an active, outdoors-focused lifestyle.

The neighbouring villages of Northam, Appledore and Instow are also within easy reach, each offering their own charm and range of local amenities. Nearby Bideford town provides wider shopping facilities, including the Affinity Outlet, along with both primary and secondary schooling.

### **NEED TO KNOW**

Services: All mains services are connected.

Energy Performance Certificate (EPC): B (83)

Council Tax: Band E (£3241.86)

NB: The common green spaces, hedgerows & play areas are maintained by the Deer Park Management Company Ltd, with an annual service charge of £185.00 per annum.

**What3Words:** pouch.photos.beam





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